

029.0

0004

0007.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
797,700 / 797,700

APPRaised:

797,700 / 797,700

USE VALUE:

797,700 / 797,700

ASSESSED:

797,700 / 797,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
22		BATES RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	LIU XU	
Owner 2:	FU YANFANG	
Owner 3:		

Street 1: 22 BATES RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: MOGGAN MARY ELLEN -

Owner 2: -

Street 1: 22 BATES ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Wood Shingle Exterior and 1688 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 05 - Garrison				Full Bath: 1	Rating: Average			OF = SINK IN BMT.											
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall: 8 - Brick Veneer	12%			OthrFix: 1	Rating: Fair														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid   Desc: Line 1   # Units: 1											
Color: WHITE				A Kits:	Rating:														
View / Desir:				Fpl: 2	Rating: Average														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>															
Year Blt: 1937	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct:	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:		%	Interior:	1	7	3									
Sec Int Wall:		%		Economic:		%	Additions:												
Partition: T - Typical				Special:		%	Kitchen:												
Prim Floors: 3 - Hardwood				Override:		%	Baths:												
Sec Floors:		%		Total:	31	%	Plumbing:												
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>TOTALS</b>							
Subfloor:				Basic \$ / SQ: 135.00			Rate	Parcel ID	Typ	Date	Sale Price	1	7	3					
Bsmnt Gar:				Size Adj.: 1.27203798															
Electric: 3 - Typical				Const Adj.: 0.99346465															
Insulation: 2 - Typical				Adj \$ / SQ: 170.603															
Int vs Ext: S				Other Features: 99300															
Heat Fuel: 2 - Gas				Grade Factor: 1.10															
Heat Type: 5 - Steam				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 488173															
% Com Wall		% Sprinkled:		Depreciation: 151334				Juris. Factor:		Before Depr:	187.66								
				Depreciated Total: 336840				Special Features: 0		Val/Su Net:	123.28								
								Final Total: 336800		Val/Su SzAd:	199.53								
<b>MOBILE HOME</b>				WtAv\$/SQ:															
Make:				AvRate:															
Model:				Ind.Val:															
Serial #:																			
Year:																			
Color:																			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 029.0-0004-0007.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	12X20	A	AV	1941	25.42	T	40	101			3,700		3,700		
19	Patio	D	Y	1	16X28	A	AV	2000	3.09	T	15.2	101			1,200		1,200		
More: N	Total Yard Items:	4,900		Total Special Features:					Total:	4,900									
<b>RESIDENTIAL GRID</b>																			
1st Res Grid   Desc: Line 1   # Units: 1																			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
Other																			
Upper																			
Lvl 2																			
Lvl 1																			
Lower																			
Totals	RMs:	7	BRs:	3	Baths:	1	HB:	1											
<b>SKETCH</b>																			
<b>SUB AREA</b>																			
<b>SUB AREA DETAIL</b>																			
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten									
FFL	First Floor	888	170.600	151,495															
BMT	Basement	800	51.180	40,945															
SFL	Second Floor	800	170.600	136,482															
UAT	Upper Attic	200	68.240	13,648															
OFFP	Open Porch	44	43.710	1,923															
Net Sketched Area: 2,732				Total:	344,493														
Size Ad	1688	Gross Are	3332	FinArea	1688														
<b>IMAGE</b>																			
<b>AssessPro Patriot Properties, Inc</b>																			